



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

December 15, 2020

Robert McDaniel  
Lakeshore Caring Corp.  
4851 Lakeshore  
Fort Gratiot, MI 48059

RE: Application #: AH740400533  
Lakeshore Woods  
4851 Lakeshore Road  
Ft. Gratiot, MI 48059

Dear Mr. McDaniel:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 64 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available, and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Brender d. Howard".

Brender Howard, Licensing Staff  
Bureau of Community and Health Systems  
4<sup>th</sup> Floor, Suite 4B  
51111 Woodward Ave  
Pontiac, MI 48342  
(313) 268-1788

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH740400533
<b>Applicant Name:</b>	Lakeshore Caring Corp.
<b>Applicant Address:</b>	4851 Lakeshore Fort Gratiot, MI 48059
<b>Applicant Telephone #:</b>	(810) 385-3185
<b>Authorized Representative/ Administrator:</b>	Robert McDaniel
<b>Name of Facility:</b>	Lakeshore Woods
<b>Facility Address:</b>	4851 Lakeshore Road Ft. Gratiot, MI 48059
<b>Facility Telephone #:</b>	(269) 624-4841 07/08/2019
<b>Application Date:</b>	
<b>Capacity:</b>	64
<b>Program Type:</b>	AGED

## II. METHODOLOGY

07/08/2019	Enrollment
07/11/2019	Contact - Document Sent 1605 sent to applicant
07/11/2019	Application Incomplete Letter Sent 1326, RI-030 for Rob; IRS ltr
01/31/2020	Contact - Document Sent 10-day ltr
02/06/2020	Contact - Document Received IRS ltr/W9; 1326 & RI-030 for Robert (AR)
09/16/2020	Comment B. Zabitz received documents for review from contact Rob McDaniel
10/08/2020	Comment B. Zabitz completed initial document review and sent Rob McDaniel questions and comments for document revision.
10/14/2020	Occupancy Approval (AH ONLY) Recommend occupancy approval received from Austin Webster.
10/15/2020	Comment B. Zabitz met with Rob McDaniel to review documents
12/09/2020	Comment B. Zabitz/R. Misiak approved documents.
12/15/2020	Inspection Completed On-Site
12/15/2020	Inspection Completed – BCAL Full Compliance
12/15/20	Recommend license issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Lakeshore Woods Assisted Living is a newly constructed slab on grade single-story facility attached to a nursing home and is located at 4851 Lakeshore Road in Fort Gratiot. The facility is located in a suburban area approximately 66 miles from

Detroit and close to I-94 freeway, restaurants, and many shopping areas such as Birchwood Mall and Walmart.

The facility is approximately 34,000 square feet (SF). The heating and cooling system PTAC (package terminal air conditioner) units are comprised of electric heating coils and regular air-cooling system. Each resident's room/apartment has a PTAC unit with a control unit to regulate the heating and cooling in the room/apartment. The hallways and common area of the facility are heated by roof top units. In the event of a power outage, the facility has a back-up diesel generator that can power most of the common areas, including the kitchen for approximately three days.

The facility has 36 rooms/apartments for a total licensed bed capacity of 64 beds. The rooms/apartments located in the general aged population are numbered 1-38. Rooms 2, 3, 5, 6, 10, 14, 15, 24, 25, 31, 32, 34 designated as having the capacity for single occupancy, and room 1, 4, 7, 8, 9, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 33, 35, 36, 37 and 38 designated as having double occupancy. The rooms located in 20, 21, 27, 28, 34, and 37 have an outside patio for the enjoyment of the resident. Each room are equipped with a kitchenette that is equipped with a sink and refrigerator/freezer.

Each resident room is outfitted with a bed, dresser, bed side table, television, phone, cable access, Wi-Fi, sink, shower with fold-out bench, grab bars, and toilet. Beds will be provided to residents; however, the resident may bring their own safe and appropriate furniture. The large barrier free bathrooms are equipped with grab bars, night light, and ADA height toilets. Each room will be equipped with cordless sensors that operate by motion. The bathrooms in the common area have nurse pull cords and the residents will have wireless pendants with a nurse e-call system. There is one large living rooms/sit down and two smaller living rooms located within the facility each living room having a television, and a fireplace for the residents' enjoyment.

Meals will be prepared in the on-site commercial kitchen. Three meals and snacks will be offered daily to residents. In addition, a freestanding tray table with the meal will be provided to a resident who has chosen not to go to the dining room.

The entire building is fire suppressed. The Department of Licensing and Regulatory Affairs Bureau of Fire Services issued approval of the fire safety system on 9/10/20. The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section measured all the rooms, common areas, and living spaces on 10/14/20. All the rooms, common area, and living areas were found to comply with HFA administrative rules and Public Act 368, of 1978 as amended.

The facility is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building.

There will be a receptionist at the front door entry from 8:00 a.m. – 5:00 p.m. Visitors and guests will have to ring the doorbell at the main entrance to gain entry to the building after hours. After receiving notification that someone is at the main entrance, a staff member will respond by going to the door to open the door, if appropriate.

Public restrooms are available to residents, visitors, and guests.

Lakeshore Caring Corp and Randall Residence LLC hold valid registrations with the LARA corporation's division to do business in Michigan. Lakeshore Caring Corp is the owner of the facility and has entered into a management agreement with Randall Residence LLC. Review of the agreement reveals Lakeshore Caring Corp remains legally responsible for the home for the aged service provided at the facility. An officer with appointing authority from Lakeshore Caring Corp has designated the licensee authorized representative and administrator.

## **B. Program Description**

The facility will provide services to the general aged population and to individuals who are 55 years of age or older. The services to be provided are twenty-four-hour supervision, room, board, and assistance with personal care, including administration of medications. The facility has designed services and supports according to the resident's cognitive and physical capabilities. Activities will be offered throughout the day and these activities will include outings, shopping, musical entertainment, church services, card games, bingo, etc. The facility will not be holding any funds for residents and will not provide transportation to residents except to attend on outings or special events arranged by the home. In addition, a beauty salon is located on the premises for the convenience of the residents.

The staffing at the facility will be determined by the needs of residents as identified in their service plans and with adjustments made to the staffing level as needed. All the staff members working in the facility will complete training as well as training specific to the home, fire safety, service plans, home's policies and procedures, and incident reporting. Continuing education will be presented through staff meetings, in-house in services, and training on an ongoing basis to assist them in their ability to understand and assist residents with their unique needs. Staff is periodically assessed and trained as needed to ensure each resident's needs are met per their service plan. Each staff member's competencies will be tested via written testing, oral testing, and shadowing by the administrator or designee.

## **C. Rule/Statutory Violations**

The study had determined substantial compliance with applicable licensing statutes and administrative rules.

**IV. RECOMMENDATION**

Based on the findings, it is recommended that a temporary license be issued. The terms of the license will be to enable the licensee to operate a 64-bed home for the aged for a six-month period.

*Brender L. Howard*

12/16/20

Brender L Howard  
Licensing Staff

Date

Approved By:

*Russell B. Misiak*

12/16/20

Russell B. Misiak  
Area Manager

Date